

Adopted at Meeting of 10/27/77

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
10, 12 and 18 SUSSEX STREET
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, J. Nathaniel and Linda G. Hailey have expressed an interest in and submitted a satisfactory proposal for the development of 10, 12 and 18 Sussex Street in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

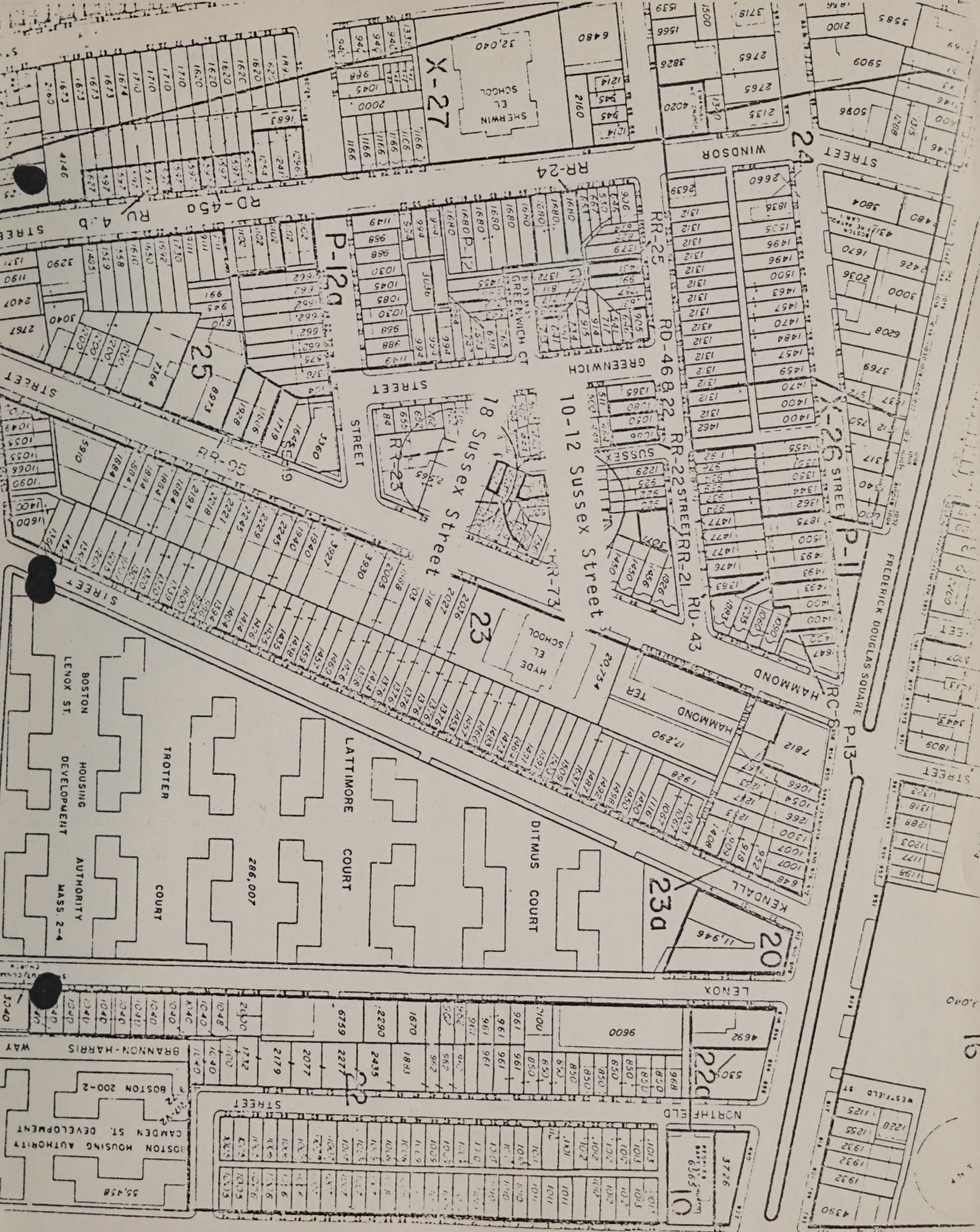
1. That J. Nathaniel and Linda G. Hailey be and hereby are tentatively designated as Redeveloper of 10, 12 and 18 Sussex Street in the South End Urban Renewal Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
 - (c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of 10, 12 and 18 Sussex Street by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



27 October 1977

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Robert F. Walsh, Director

SUBJECT: South End Urban Renewal Project
Mass. R-56
Tentative Designation of Redeveloper
10, 12 and 18 Sussex Street

Mr. and Mrs. J. Nathaniel Hailey have submitted a proposal for the redevelopment of 10-20 Sussex Street in the South End Urban Renewal Project. The proposal calls for the redevelopment of a portion of the parcel into an architect's studio and the remainder as permanent landscaped open space. Access to this open space will be available to all members of the community for passive recreation.

Since Mr. & Mrs. Hailey live at 22 Sussex Street and also own the property at 20 Sussex Street, they have worked for the past year with staff members of the Authority and the City's Real Property Department to acquire the land necessary to accomplish this redevelopment.

The City had acquired the land at 14 and 16 Sussex Street through the tax foreclosure process. At a public auction held on the premises on August 24, 1977, the Haileys were the successful bidders on the two City-owned vacant lots. As a result, Mr. and Mrs. Hailey are now abutters to the three Authority-owned parcels at 10, 12 and 18 Sussex Street.

In order that the entire parcel may be developed in a comprehensive manner, it is recommended that a tentative designation be awarded to J. Nathaniel and Linda G. Hailey as redevelopers of the Authority-owned land at 10, 12 and 18 Sussex Street.

An appropriate resolution is attached.

J.Nathaniel & Linda G. Hailey
Number Twenty-Two Sussex Street
Boston, Massachusetts 02120

Mr. Jack Kennedy, Project Director
Boston Redevelopment Authority
South End Site Office
72 Warren Avenue
Boston, Massachusetts 02116

18 October 1977

RE: 10, 12 & 18 Sussex Street
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Dear Jack:

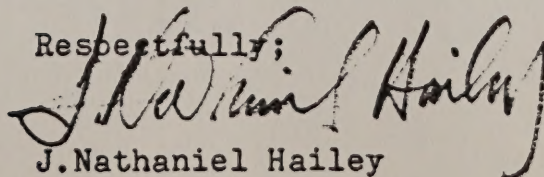
I can appreciate the concern some members of the SEPAC have shown regarding the common private passage between portions of Sussex and Hammond Streets. As you know, this passage was incorporated in the original sub-division plans of 1886 and has since been legally held in tack via the deed covenant mechanism, for ALL the properties within and abutting that original plan.

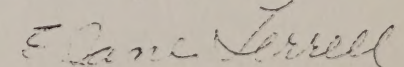
You are also aware that certain Owners have attempted to violate this covenant, without success. I refer to the specific case of the Owners of 18 Greenwich Street, who were denied the opportunity to close the common private passageway between Sussex & Greenwich Streets. This action was heard and ruled upon by a presiding Judge of the City of Boston Housing Court, just recently.

With specific regard to the properties identified as 10, 12 & 18 Sussex Street, for which we seek Developer designation; our position and intent is that this deed covenant mechanism shall be respected. Our position has and shall continue to be one that advocates the full maintenance, in fact the betterment of all the common private passages for the maximum benefit, safety and appearance to ALL the abutting Owners.

Please convey this position to the SEPAC at your earliest opportunity.

Respectfully;


J.Nathaniel Hailey

Oct 19, 1977


REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: J. NATHANIEL HAILEY & LINDA G. HAILEY
b. Address of Redeveloper: Twenty-Two Sussex Street, Boston, MA. 02120
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

SOUTH END URBAN RENEWAL PROJECT AREA

in (Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASSACHUSETTS
is described as follows²

Vacant parcels @ Numbers 10, 12, 14, 16 and 18 located
on SUSSEX STREET.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

☐ A corporation.☐ A nonprofit or charitable institution or corporation.☐ A partnership known as☐ A business association or a joint venture known as☐ A Federal, State, or local government or instrumentality thereof.☒ Other (explain) Family Unit (Husband and Wife)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
16 January 1971

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

N.A.

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N.A.

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N.A.

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N.A.

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for: N.A.

- a. Total cost of any residential redevelopment. \$ N.A.
- b. Cost per dwelling unit of any residential redevelopment. \$ N.A.
- c. Total cost of any residential rehabilitation \$ N.A.
- d. Cost per dwelling unit of any residential rehabilitation \$ N.A.

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
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N.A.

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

N.A.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

N.A.

CERTIFICATION

I (We)¹ J.NATHANIEL HAILEY & LINDA G. HAILEY

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 22 January 1977

Dated: 22 January 1977

J. Nathaniel Hailey
Signature

Linda G. Hailey
Signature

Husband

Wife

Title

Title

22 Sussex St, Boston 02120

Address and ZIP Code

22 Sussex St, Boston 02120

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: J. NATHANIEL HAILEY & LINDA G. HAILEY

b. Address and ZIP Code of Redeveloper: 22 Sussex St. Boston, MA. 02120

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

SOUTH END URBAN RENEWAL PROJECT AREA

in (Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASSACHUSETTS
is described as follows:

Vacant parcels @ Numbers 10, 12, 14, 16 and 18 located
on SUSSEX STREET.

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☒ YES ☐ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

FORBES HAILEY JEAS ERNEMAN, inc architects
124 Myrtle Street, Boston, MA. 02114

J. Nathaniel Hailey is an officer and director.

4. a. The financial condition of the Redeveloper, as of 22 January, 1977, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

N.A.

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK	AMOUNT
First State Bank, Union Street Office, Danville, VA. 24541	\$ 1000.00
C.R.C. Credit Union, Flanders RD., Belmont, MA. 02178	600.00
State Street Bank & Trust Co. Copley Branch, Boston 02116	200.00

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE	AMOUNT
Forbes Hailey Jeas Erneman Inc. Myrtle St. Boston 02114	\$ 2500.00

c. By sale of readily salable assets:

DESCRIPTION	MARKET VALUE	MORTGAGES OR LIENS
1969 AMX Sports Coupe Classic	\$ 3500.00	\$ none
Land Parcel in Danville VA.	1500.00	none

7. Names and addresses of bank references:

State Street Bank & Trust Co. Copley Office, Boston 02116
Shawmut Bank, Beacon @ Charles Office, Boston 02114

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5.6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

1. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☒ NO

If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

DATE TO BE
COMPLETED

e. Outstanding construction-contract bids of such contractor or builder:

HUD-6004
(4-68)

AWARDING AGENCY

AMOUNT

\$

DATE OPENED

N.A.

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

N.A.

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

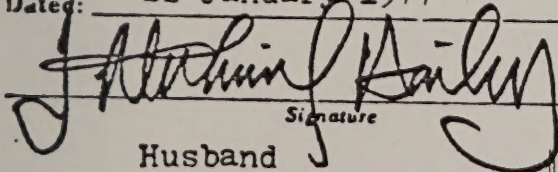
14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) J. NATHANIEL HAILEY & LINDA G. HAILEY

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: 22 January 1977

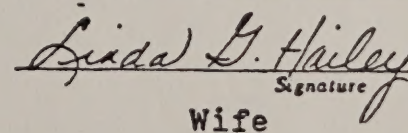

Signature
Husband

Title

22 Sussex Street, Boston 02120

Address and ZIP Code

Dated: 22 January 1977


Signature
Wife

Title

22 Sussex Street, Boston 02120

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.